



## 12010 102 Street Edmonton AB

\$409,900

FANTASTIC INVESTMENT OPPORTUNITY!! LEASES : Main floor \$1600 Apr/25, 1 bedroom basement \$800 Jan/25, Bachelor \$700 Nov/24. This bungalow tri-plex offers 3 separate suites (non conforming). ALL UNITS HAVE SEPARATE ENTRANCES. Main floor features 3 bedrooms, large living room, spacious eat-in kitchen and 4 piece bath. TONS of potential with upper loft space. Basement offers a Bachelor suite, One bedroom suite with shared 4 piece bath and common laundry. Lots of upgrades inc: furnaces, some windows, exterior painting, exterior doors, vinyl plank flooring, some appliances and garage roof. It sits on a huge 50x150 lot with west facing backyard. Mechanic dream garage with oil pit, oversized. Walking distance to Nait, Kingsway Mall and public transportation. Don't miss out on this excellent investment.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

support@michaelpavone.com  
<http://www.michaelpavone.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca